

## Donna Valade

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**From:** Nelson, Nedda L (CONTR) - TERR-KALISPELL <nlnelson@bpa.gov>  
**Sent:** Thursday, September 3, 2020 9:41 AM  
**To:** Donna Valade  
**Cc:** Mary Fisher  
**Subject:** RE: FCU-20-11 Rockin' Roy's Rentals, LLC.

Dear Donna,

The Bonneville Power Administration (BPA) has received and reviewed Flathead County Planning and Zoning's inquiry for the FCU-20-11 Rockin' Roy's Rentals, LLC., for a property located at 348 Mountain View Drive in Evergreen, MT. The property is legally described as Lot 1 in Block 4 of South Addition to Ziesmer Acres, according to the official map or plat thereof on file and record in the office of the Clerk and Recorder of Flathead County, Montana.

At this time, BPA does not object to this request, as the property is located 1.59 miles away from the nearest BPA transmission lines or structures.

Thank you for the opportunity to review this request.

Sincerely yours,

*Nedda L. Nelson*

(CONTR) APR Staffing  
TERR-East, Realty Technician II  
Real Property Field Services  
Bonneville Power Administration  
2520 US Highway 2 E, Kalispell, MT 59901  
(406) 751-7823  
[nlnelson@bpa.gov](mailto:nlnelson@bpa.gov)

**From:** Mary Fisher <mFisher@flathead.mt.gov>  
**Sent:** Tuesday, September 1, 2020 3:02 PM  
**To:** Nelson, Nedda L (CONTR) - TERR-KALISPELL <nlnelson@bpa.gov>  
**Subject:** [EXTERNAL] Agency referral letter

Hello Nedda,

Attached is an agency referral letter and supporting documents for your review and comments. Please contact Donna if you have any questions and/or to submit your comments to at [dvalade@flathead.mt.gov](mailto:dvalade@flathead.mt.gov)

Thank you,

*Mary Fisher*

Planning Office Coordinator  
Flathead County Planning & Zoning  
40 11<sup>th</sup> Street West, Ste 220  
Kalispell, MT 59901

(406) 751-8200 Fax: (406) 751-8210  
[mfisher@flathead.mt.gov](mailto:mfisher@flathead.mt.gov)

*Any communications with the Flathead County Planning and Zoning Office are subject to relevant State and Federal public record and information laws and regulations, and may be disclosed without further notice to you.*



**FLATHEAD COUNTY  
ROAD AND BRIDGE  
DEPARTMENTS**

**1249 WILLOW GLEN DRIVE  
KALISPELL, MT 59901  
Phone: (406) 758-5790**

September 3, 2020

Donna Valade, CFM  
Planner II  
Flathead County Planning & Zoning Office  
40 11<sup>th</sup> Street West, Ste. 220  
Kalispell, MT 59901

RE: FCU-20-11 Rockin' Roy's Rentals, LLC

Dear Donna:

Thank you for the opportunity to comment on the above referenced application. At this point the County Road Department does not have any comments on this request.

Please feel free to contact us should you need any further information.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Prunty". The signature is stylized with a large, looping "P" and "Y".

David Prunty  
Public Works Director  
Flathead County Road & Bridge

DP/lm



## Donna Valade

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**From:** Cindy Murray <cmurray@evergreenwaterdistrict.com>  
**Sent:** Tuesday, September 8, 2020 1:01 PM  
**To:** Donna Valade  
**Cc:** marc@apec-mt.com; Tamara Tanberg; Evergreen Water; Andy hyde  
**Subject:** Comments on FCU-20-11

Dear Ms. Valade:

I received your letter concerning the conditional use permit application referenced above from APEC Engineering on behalf of Rockin' Roy's Rentals, LLC, for the property located at 348 Mountain View Drive. The District had previously provided a letter concerning availability of water and sewer service to the property, subject to conditions, including compliance with our rules and regulations. Based on the conceptual site plan that was provided by APEC as part of the application, I want to point out the proposed project will require a water and sewer main extension as well as other potential requirements involving fire protection. We have not yet received a proposed set of plans from APEC and express no opinion about the feasibility of water or sewer service to the project.

Sincerely,

Cindy Murray, General Manager  
Flathead County Water & Sewer District #1-Evergreen

## Donna Valade

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**From:** Donna Valade  
**Sent:** Tuesday, September 1, 2020 9:18 AM  
**To:** marc@apec-mt.com  
**Subject:** site plan for FCU-20-11 Rockin' Roy's Rentals

Good morning, Marc

I am the planner who has been assigned your application for multifamily dwellings conditional use permit at 348 Mountain View Drive. In looking over the application and site plan, it looks like I need more information on the site plan. In order to do a quality review of the proposed project I need to have dimensions indicated of the proposed setbacks, duplexes, turnaround area and driveways. All of this information goes into determining compliance with zoning setbacks, required parking and access to the duplexes. I did see where the 20 foot shared driveway was indicated. I am assuming the two existing dwellings will be demolished in order for the duplexes to be constructed. Since the office is closed to the public, please feel free to email me back the updated site plan and I will include it in the review.

Thanks and have a great rest of your day!

-Donna

**Donna Valade, CFM**  
Planner II

Flathead County Planning and Zoning  
40 11<sup>th</sup> Street W, Suite 220  
Kalispell, MT 59901  
751-8200  
751-8210 (fax)

Any communications with the Flathead County Planning and Zoning Office are subject to relevant State and Federal public record and information laws and regulations, and may be disclosed without further notice to you.

## Donna Valade

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**From:** Erin Bren-Appert  
**Sent:** Thursday, September 10, 2020 10:55 AM  
**To:** Donna Valade  
**Subject:** FW: Rockin' Roy's Rentals FCU 20-11  
**Attachments:** 20200911 FCU 20-11 Rockin Roy's Rentals.docx

FYI

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**From:** Wendee Jacobs <wjacobs@flathead.mt.gov>  
**Sent:** Thursday, September 10, 2020 10:26 AM  
**To:** Erin Bren-Appert <ebrenappert@flathead.mt.gov>  
**Subject:** Rockin' Roy's Rentals FCU 20-11

Good Morning Erin,  
Comment letter attached for FCU 20-11. Let me know if you have any questions. Thank you!!

*Wendee Jacobs, RS  
Flathead County Sanitarian  
40 11<sup>th</sup> Street West  
Kalispell MT 59901  
406.751.8130*



## **Flathead City-County Health Department**

1035 First Ave. West Kalispell, MT 59901  
(406) 751-8101 FAX 751-8102  
[www.flatheadhealth.org](http://www.flatheadhealth.org)

Community Health Services  
751-8110 FAX 751-8111  
Environmental Health Services  
751-8130 FAX 751-8131  
Family Planning Services  
751-8150 FAX 751-8151  
Home Health Services  
751-6800 FAX 751-6807  
WIC Services  
751-8170 FAX 751-8171  
Animal Shelter  
752-1310 FAX 752-1546

September 10, 2020

Flathead County Planning & Zoning  
Attn: Erik Mack  
1035 1<sup>st</sup> Avenue West  
Kalispell MT 59901

**SUBJECT: FCU 20-11 Rockin' Roy's Rentals, LLC**, Lot 1 in Block 4 of South Addition to Ziesmer Acres, Flathead County, Montana

Dear Erik,

This office has reviewed the information provided and submits the following comments:

1. This proposal is not subject to review under Title 76-4 Part 1 Sanitation in Subdivision, MCA. It is located within the Evergreen Water and Sewer District and services are available at this location.
2. Stormwater drainage should be addressed.
3. This property is located within the Kalispell Air Pollution Control District. All development must be compliant with the Flathead County Air Pollution Control Program.

This proposal If you have questions, please contact Environmental Health at 751-8130.

Professionally,

Wendee Jacobs, RS  
Flathead County Sanitarian

SEP 10 2020







130 Nicholson Drive  
Kalispell, MT 59901  
Phone: 406-257-6861  
Fax: 406-756-1588  
Email: [info@evergreenwaterdistrict.com](mailto:info@evergreenwaterdistrict.com)

January 27, 2020

Flathead County Planning & Zoning  
40 11<sup>th</sup> Street West, Suite 220  
Kalispell, MT 59901

Re: Will Serve Letter for 348 Mountain View Drive

Dear Sir or Madam:

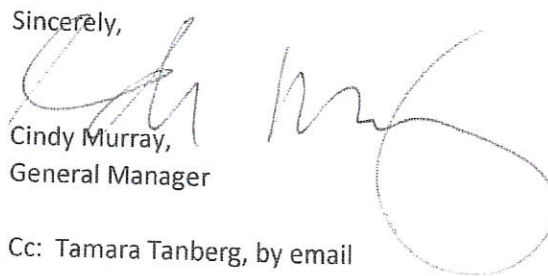
Tamara Tanberg of APEC Engineering, on behalf of the developer, Rockin' Roy's Rentals, LLC., has requested that Flathead County Water District No. 1-Evergreen ("the District") confirm to the County for its planning purposes the availability of services for the above-referenced property based on preliminary lay-out drawings provided to us on January 24, 2019.

Based on the preliminary drawings and subject to a review of detailed Plans and confirmation based on a Final Plat, Water and Sewer services for 348 Mountain View Drive are available from the District. The provision of such services is subject to compliance with all our policies, specifications, approval by the Board of Proposed Plans, a signed Water & Sewer Mainline Extension Agreement, and payment to the District of all associated fees and charges. Prior to the time the District can provide wastewater services, the developer of 348 Mountain View Drive will also be required to obtain consent from the City of Kalispell pursuant to the requirements of the Sanitary Sewer Treatment Agreement between the City and the District and pay the City's impact fees.

Please be further advised that while the District has current capacity to serve this property, that capacity will not be reserved or committed to this Project until the Project Proponent has complied with all requirements listed above and has paid all fees and costs due, both to the District and the City of Kalispell.

Please contact our office if you require additional information or have questions.

Sincerely,

  
Cindy Murray,  
General Manager

Cc: Tamara Tanberg, by email

SEP - 9 2020



## Donna Valade

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**From:** Tamara Tanberg <tamara@apec-mt.com>  
**Sent:** Wednesday, September 9, 2020 10:14 AM  
**To:** Cindy Murray; Donna Valade  
**Cc:** Marc Liechti; Evergreen Water; Andy hyde  
**Subject:** RE: Comments on FCU-20-11  
**Attachments:** 348 Mountain View Will Serve 012720.pdf

Donna,

Ms. Murray mentions a letter about the feasibility of water and sewer service to this location. (please see this attached letter.) We have already discussed adding more units with the District, last winter, when we were not sure how to best accomplish this (we did a pre-app meeting to discuss a First Minor Subdivision before deciding to request the zoning map amendment).

She mentions that capacity is available, but they will not reserve until various conditions are met (impact fees, review of detailed plans, etc.) Her letter was based upon a typical final plat sanitation review for subdivision. Does a C.U.P. normally go through a sanitation review?

The owner looks forward to working with the District, and understands that they need to discuss the details for service extensions at this address, as more detailed construction plans are developed. But first, they would like to have the multi-family dwelling Conditional Use Permit in hand.

Are there any other requirements needed for your review?

Please advise.

Thank you,

-Tamara

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**From:** Cindy Murray <cmurray@evergreenwaterdistrict.com>  
**Sent:** Tuesday, September 8, 2020 1:01 PM  
**To:** dvalade@flathead.mt.gov  
**Cc:** Marc Liechti <marc@apec-mt.com>; Tamara Tanberg <tamara@apec-mt.com>; Evergreen Water <rcollier@evergreenwaterdistrict.com>; Andy hyde <drjekyll@centurytel.net>  
**Subject:** Comments on FCU-20-11

Dear Ms. Valade:

I received your letter concerning the conditional use permit application referenced above from APEC Engineering on behalf of Rockin' Roy's Rentals, LLC, for the property located at 348 Mountain View Drive. The District had previously provided a letter concerning availability of water and sewer service to the property, subject to conditions, including compliance with our rules and regulations. Based on the conceptual site plan that was provided by APEC as part of the application, I want to point out the proposed project will require a water and sewer main extension as well as other potential requirements involving fire protection. We have not yet received a proposed set of plans from APEC and express no opinion about the feasibility of water or sewer service to the project.

Sincerely,

Cindy Murray, General Manager  
Flathead County Water & Sewer District #1-Evergreen

## Donna Valade

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**From:** Freyholtz, James <jfreyholtz@mt.gov>  
**Sent:** Tuesday, September 15, 2020 1:54 PM  
**To:** Donna Valade  
**Subject:** Rockin' Roy's Rentals, LLC - CUP (FCU-20-11)

Donna,

Thanks for contacting the Montana Department of Transportation (MDT) regarding the proposed conditional use permit for the property located in Evergreen at 348 Mountain View Drive. The proposal is for three duplexes. We do not have any comments regarding this proposal.

*James Freyholtz, P.E.  
Kalispell Area Traffic Engineer  
Montana Department of Transportation (MDT)  
(406) 751-2066*